

SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: 2002

# HousingAuthority oftheCityof Clayton,Georgia

(ga115v02)

**NOTE:THIS PHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan  
Agency Identification**

**PHAName:** Housing Authority of the City of Clayton

**PHANumber:** GA115

**PHAFiscal Year Beginning: (mm/yyyy)** 07/2002

**PHA Plan Contact Information:**

Name: Madge Welborn, Executive Director

Phone: (706) 782 -6467

TDD: NA

Email (if available): cha@rabun.net

**Public Access to Information**

Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**PHA Programs Administered :**

- ☐ Public Housing and Section 8      ☐ Section 8 Only      ☒ Public Housing Only

# AnnualPHAPlan

## FiscalYear20 02

[24CFRPart903.7]

### i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

<b>Contents</b>	<b><u>Page#</u></b>
<b>Annual Plan</b>	
i. Executive Summary (optional)	
ii. Annual Plan Information	
iii. Table of Contents	1
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	2
2. Capital Improvement Needs	3
3. Demolition and Disposition	3
4. Homeownership: Voucher Homeownership Program	4
5. Crime and Safety: PHDEP Plan	4
6. Other Information:	5
A. Resident Advisory Board Consultation Process	5
B. Statement of Consistency with Consolidated Plan	5
C. Criteria for Substantial Deviations and Significant Amendments	11
<b>Attachments</b>	
<input checked="" type="checkbox"/> Attachment <u>A</u> : Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment <u>B</u> : Capital Fund Program Annual Statement	
<input checked="" type="checkbox"/> Attachment <u>C</u> : Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/> Attachment <u>  </u> : Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment <u>  </u> : Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment <u>D</u> : Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment <u>E</u> : Membership of Resident Advisory Board or Boards	
<input type="checkbox"/> Attachment <u>  </u> : Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment <u>F</u> : Deconcentration and Income Mixing	
Attachment <u>G</u> : Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments	
Attachment <u>H</u> : Capital Fund Program FY2001 P&E Report	

## **ii.ExecutiveSummary**

[24CFRPart903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

**This Section is left blank since it is optional.**

### **1.Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

**We have made numerous changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year. HUD mandate                      dallof these.**

- **We have developed a new public housing Dwelling Lease that meets all HUD requirements**
- **We have adopted a new public housing Admissions and Continued Occupancy Policy that meets HUD regulations including the current required mandatory income exclusions.**
- **We have adopted a new Grievance Procedure that meets current HUD regulations.**
- **Implementation of Community Service Requirements:**

The Department of Veteran Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 2002, at Section 432, provides that: "None of the funds made available by this Act may be used to implement or enforce the requirement relating to community service, except with respect to any resident of a public housing project funded with any amount provided under section 24 of the United States Housing Act of 1937, as amended, or any predecessor program for the revitalization of severely distressed public housing (HOPE VI).

Under this provision, Housing Authorities are precluded from implementing                      or enforcing community service requirements using FY 2002 funds. HUD further permits Housing Authorities to immediately suspend enforcement of the requirements.

The Housing Authority of the City of Clayton has suspended enforcement of the 8                      - hour community service requirement. The Housing Authority will not enforce this provision of our Admissions and Continued Occupancy Policy so long as Congress provides for the option to not enforce it. In taking this action, we still want to encourage our public housing residents to both participate in their community and enhance their self-sufficiency skills in a truly voluntary manner.

All affected residents have been notified of the suspension of the requirements.

In addition, we have made the following discretionary changes.

- **Adopted a new definition of Substantial Deviation and Significant Amendment or Modification**

## **2. Capital Improvement Needs**

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$151,640**

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

### **(1) Capital Fund Program 5 - Year Action Plan**

The Capital Fund Program 5 - Year Action Plan is provided as Attachment C

### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

## **3.D Demolition and Disposition**

[24CFR Part 903.79(h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

2. Activity Description

<b>Demolition/Disposition Activity Description</b> (Not including Activities Associated with HOPE VI or Conversion Activities)
---

1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

#### **4. Voucher Homeownership Program -NA**

[24CFR Part 903.79(k)]

A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

#### **B. Capacity of the PHA to Administer a Section 8 Homeownership Program -NA**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

## **5.SafetyandCrimePrevention:PHDEPPlan** -NA

[24CFRPart903.7(m)]

ExemptionsSection8OnlyPHAsmayskip to thenext component PHAeligibleforPHDEP funds must provide a PHDEPPlanmeeting specified requirements prior to receipt of PHDEP funds.

A. ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_

C. ☐ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

## **6.OtherInformation**

[24CFRPart903.79(r)]

### **A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (Filename)

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included ☐ Yes ☐ No: below or ☐ Yes ☐ No: at the end of the RAB Comments in Attachment \_\_\_\_\_.
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment \_\_\_\_\_.
- ☐ Other: (list below)

### **B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (State of Georgia)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
  - The Housing Authority of the City of Clayton will continue to maintain and renovate its public housing units utilizing the Capital Fund Program funds made available by the Department of Housing and Urban Development.
  - The Housing Authority of the City of Clayton will continue to market its public housing program to make elderly families and individuals aware of the availability of decent, safe, sanitary and affordable housing in the City of Clayton
  - The Housing Authority of the City of Clayton will continue to apply its limited resources to the effective and efficient management and operation of public housing programs.
  - The Housing Authority of the City of Clayton will continue to provide a drug free workplace.
  - The Housing Authority of the City of Clayton has successfully eliminated the risk of lead based paint poisoning in all of its public housing units.
  - The Housing Authority of the City of Clayton will continue to meet the special needs of families with disabilities by providing reasonable accommodation and accessible housing in the public housing program.
- ☒ Other: (list below)

The Housing Authority of the City of Clayton Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:

1. Provide improved living conditions for very low and low -income families while maintaining their rent payments at an affordable level.



2. To operate as a socially and financially sound public housing agency that provides violence and drug -free, decent, safe and sanitary housing with a suitable living environment for residents and their families.
3. To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees.
4. To attempt to house an tenant body that is composed of families that is representative of the range of incomes of low -income families in our jurisdiction.
5. To facilitate the judicious management of our inventory and efficient management of our staff.
6. To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal fair housing laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

Our agency is part of the entire effort undertaken by the City of Clayton, and the State of Georgia to address our jurisdiction's affordable housing needs. While we cannot ourselves meet the entire need identified in the Consolidated Plan, in accordance with our goals and objectives included in this Plan, we will try to address some of the identified need by using appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to enhance the affordable housing available in our community. We intend to continue working with our local partners to try and meet these identified needs.

This year we expect to continue to utilize the funds we receive for our existing programs to house people. We will be focusing on management improvements and modernization. Priorities and guidelines for programs often change from year to year and our decision to pursue certain opportunities and resources may change over the coming year if there are program changes beyond our control.

### 3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

### 4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The following information is taken from the State of Georgia Consolidated Plan Executive Summary and Annual Action Plan.

### **Executive Summary**

The Consolidated Plan Executive Summary reports that the housing and community development needs of Georgians are:

- Regardless of tenure, income or household size, the most common problem affecting all households is cost burden. One in every four households pay at least 30% of their income for housing. Approximately 39% of these cost burdened households and 10% of all households are severely cost burdened, devoting at least 50% of their income on housing costs.
- 41% of all renters, compared to 22% of all homeowners, have at least one housing problem.
- 40% of all Georgia households are of low or moderate income. Housing problems affect 75% of all extremely low-income households.
- 64% of all elderly households are of low or moderate income, with the largest concentration in the extremely low-income range. 30% of all small family households are of low or moderate income. Cost burden is the most significant problem affecting both elderly and small family households. 42% of all large family households are of low or moderate income. Overcrowding is the most significant concern of this household type.
- Insufficient income is the single largest barrier to affordable housing.
- Estimates based on the age of housing indicate that 1.1 million housing units in Georgia may contain lead-based paint. Some 127,000 low and moderate income households are at high risk of exposure to lead-based paint hazards such as chipping or peeling paint and dust.

### **The Housing and Community Development Strategic Plan**

Over five years the State anticipates providing assistance to put over 55,000 extremely low, low and moderate income households in affordable housing free of overcrowded, structurally substandard conditions, with supportive services where appropriate for populations with special need.

The Consolidated Plan divides the State's priorities into two categories based on function:

- (1) priorities to directly benefit low and moderate income households and
- (2) priorities to improve the production capacity of Georgia's affordable housing providers.

### Direct Benefit Priorities:

- ❑ to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.
- ❑ To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership free of overcrowded and structurally substandard conditions.

### Strategic Plan Five-Year Objectives

- ❑ The Strategic Plan estimates, based on resources expected to be available over a five year period, that the State will provide the following benefits for low and moderate income Georgians:
- ❑ Rehabilitate or construct 5,505 affordable rental units
- ❑ Provide rental assistance for 44,700 households
- ❑ Assist 6,750 households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.
- ❑ Assist an average of 190 organizations annually to provide housing and supportive services to the homeless.
- ❑ Assist an average of 39 organizations annually to provide housing and supportive services to Georgia's Special Need populations.

### Public Housing Authorities

The Consolidated Plan Executive Summary provides the following comments relating to Public Housing Authorities in Georgia.

Public Housing Authorities implement a large portion of Georgia's housing assistance effort. Local governments have created 202 PHAs, providing public housing. Seventeen PHAs offer Section 8 rental subsidies. PHAs utilize funds from public housing rent receipts, federal subsidies from HUD, and proceeds from bond issues for some development costs. Over 108,000 residents live in the 55,834 units of local public housing available across Georgia.

No public housing authorities are operated by the State. Therefore, the State has not developed a plan to encourage public housing residents to become more involved in the public housing management or to become owners of their units. However, the State encourages individual PHAs to develop such a plan with residents. The State also continues to encourage within its

programs the transition of public housing residents into private housing living situations.

### **Action Plan**

The following activities are extracted from the State of Georgia Annual Action Plan.

#### **Part VI. Action Plan**

Activities planned to meet the State's housing priorities and objectives include:

- ❑ Rehabilitate or construct affordable rental housing for 1,003 low or moderate income households.
- ❑ Assist 1,498 low or moderate income households achieve or maintain homeownership.
- ❑ Provide 1,000 low or moderate income households with rental assistance.
- ❑ Make 290 funding awards to organizations that provide housing and supportive services necessary for the homeless to break the cycle of homelessness.
- ❑ Make 357 funding awards to organizations that provide the housing and supportive services necessary for special need households to achieve decent, safe and sanitary living conditions.

Among the Federal resources available to Georgia (Part VI, Section C) include Section 8 Rental Certificates and Vouchers to address affordable housing needs; HOPEI (Public Housing Homeownership) to address homeownership needs; and for Public Housing, the Comprehensive Grant Program and Public Housing Development funds.

#### **Part VI, Section I. Georgia's Activities to meet the State's Housing Priorities and Objectives**

This section outlines activities by priority and objective. While the activities, priorities and objectives do not directly relate to the public housing program, the activities do include the Section 8 program. Again while none of the activities tap public housing funds, the activities do parallel the goals and objectives of the Housing Authority of the City of Clayton. The Priorities and Objectives are listed as follows:

Priority:      to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing which is free of overcrowded and structurally substandard conditions.

Objective #1: Rehabilitate or construct affordable, rental housing units for 280 extremely low, 431 low, and 290 moderate income households.

Objective #2: Provide 4,950 extremely low, and 1,100 low income households with rental assistance.

(This objective refers specifically to the Section 8 Rental Assistance Program which is administered by the Georgia Department of Community Affairs.)

Priority: To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership in housing free of overcrowded and structurally substandard conditions.

Objective#3: Assist 30 extremely low, 345 low, and 1,124 moderate income households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.

Priority: To increase the access of Georgia's homeless to a continuum of housing and supportive services which address their housing, economic, health and social needs:

Objective#4: Make 290 funding awards to provide shelter/bed nights, transitional housing units, and supportive services necessary for the homeless to break the cycle of homelessness.

Priority: To increase the access of Georgia's Special Need population to a continuum of housing and supportive services which address their housing, economic health and social needs.

Objective#5: Make 358 funding awards to organizations or households that assist 1,000 Special Need households with the housing and supportive services necessary to achieve decent, safe and sanitary living conditions.

(This objective includes as an activity the implementation of Georgia's Section 8 Rental Assistance Program and it refers specifically to the Georgia Department of Community Affairs continuing to administer the program in Georgia's 149 counties.)

In summary, the Georgia Consolidated Plan strategies are consistent with and support the goals and objectives of the Housing Authority of the City of Clayton.

## **C. Criteria for Substantial Deviation and Significant Amendments**

### **1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

**A.SubstantialDeviationfromthe5 -yearPlan:**

A substantial deviation from the 5 -year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5 -year plan.

**B.SignificantAmendmentorModificationtotheAnnualPlan:**

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

## Attachment A

### Housing Authority of the City of Clayton

**Fiscal Year 2002 Agency Plan**

#### Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NA	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Schedule of flat rent offered each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH99 -52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937 (See Attachment G)	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
NA	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
NA	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHA participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/ Recovery Plan	Troubled PHAs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Others supporting documents (optional) (list individually; use as many lines as necessary) Substantial Deviation Definition Implementation of Community Service Requirements Voluntary Conversions Documentation Deconcentration and Income Mixing Documentation	(specify as needed)  Annual Plan ACOP Annual Plan ACOP/Annual Plan

## AttachmentB

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHAName: Housing Authority of the City of Clayton</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P11550102 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2002</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non - CFP Funds				
2	1406 Operations	21,316.00			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,700.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	40,624.00			
10	1460 Dwelling Structures	77,000.00			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	151,640.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs				

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the City of Clayton		<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P11550102 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2002</b>
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: HousingAuthorityoftheCityofClayton		GrantTypeandNumber CapitalFundProgramGrantNo: GA06P11550102 ReplacementHousingF actorGrantNo:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406						
	PublicHousingOperations			21,316.00				
	SubtotalAcct1406			21,316.00				
GA11 5-1,2	FeesandCosts	1430						
	A&EFees;reimbursablecosts			12,700.00				
	SubtotalAcct1430			12,700.00				
	SiteImprovements	1450						
GA115-2	Stopwaterinfiltrationandsoilerosion underbuildings		39units	40,624.00				
	SubtotalAcct1450			40,624.00				
GA115-1	DwellingStructures	1460	22units					
	Upgrade/replaceelectricalsystems			77,000.00				
	SubtotalAcct1460			77,000.00				
	GrandTotal			151,640.00				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: HousingAuthorityoftheCityofClayton		GrantTypeandNumber CapitalFundProgramGrantNo: GA06P11550102 ReplacementHousingF actorGrantNo:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of the City of Clayton		Grant Type and Number Capital Fund Program No: GA06P11550102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	06/30/04			06/30/05			
GA115-1	06/30/04			06/30/05			
GA115-2	06/30/04			06/30/05			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Housing Authority of the City of Clayton			<b>Grant Type and Number</b> Capital Fund Program No: GA06P11550102 Replacement Housing Factor No:			<b>Federal FY of Grant: 2002</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

AttachmentC  
**CapitalFundProgram Five -YearActionPlan**

PartI:Summary

PHAName:HousingAuthorityof theCityofClayton				<input checked="" type="checkbox"/> <b>Original5 -YearPlan</b> <input type="checkbox"/> <b>RevisionNo:</b>	
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:7/1/03 -6/30/04	WorkStatementforYear3 FFYGrant:2004 PHAFY:7/1/04 -6/30/05	WorkStatementforYear4 FFYGrant:2005 PHAFY:7/1/05 -6/30/06	WorkStatementforYea r5 FFYGrant:2006 PHAFY:7/1/06 -6/30/07
	Annual Statement				
HAWide		25,816.00	-0-	14,016.00	18,016.00
GA115-1		57,000.00	31,516.00	50,000.00	18,000.00
<b>GA115-2</b>		68,824.00	-0-	-0-	50,000.00
GA115-4		-0-	120,124.00	87,624.00	65,624.00
CFPFundsListedfor 5-yearplanning		\$151,640.00	\$151,640.00	\$151,640.00	\$151,640.00
ReplacementHousing FactorFunds					



CapitalFundProgramFive -YearActionPlan

**PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear: <u>2</u> <u>  </u> FFYGrant:2003 PHAFY:7/1/03 -6/30/04			ActivitiesforYear: <u>3</u> <u>  </u> FFYGrant:2004 PHAFY:7/1/04 -6/30/05		
	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategories	EstimatedCost
<b>See</b>		<u>DwellingStructures(1460)</u>			<u>DwellingStructures(1460)</u>	
<b>Annual</b>	GA115-1	InstallSecurityScreens@ 22units	22,000.00	GA115-4	Installwindowsandsecurity screens@37units	60,624.00
Statement	GA115-1	Installtubsurrounds@22 units	35,000.00		<b>Repair/replace electricalsystems@ 37units</b>	59,500.00
		SubtotalGA115 -1	<b>57,000.00</b>		SubtotalGA115 -4	<b>120,124.00</b>
		<u>DwellingStructures(1460)</u>		GA115-1	<u>DwellingStructures(1460)</u>	
	GA115-2	Installwindowsandsecurity screens@39units	68,824.00		Convert14 -BRunitand1 1-BRunitto22 -BRunits	31,516.00
		SubtotalGA115 -2	<b>68,824.00</b>		SubtotalGA115 -1	<b>31,516.00</b>
	HA Wide	Operations(1406)		HA Wide	Operations(1406)	
		PHO perations	25,816.00		PHOperations	-0-
		SubtotalHAWide	<b>25,816.00</b>		SubtotalHAWide	<b>-0-</b>

TotalCFPEstimatedCost			\$151,640.00		\$151,640.00

CapitalFundProgramFive -YearActio nPlan  
**PartII:SupportingPages —WorkActivities**

ActivitiesforYear: <u>4</u> <u>  </u> FFYGrant:2005 PHAFY:7/01/05 -6/30/06			ActivitiesforYear: <u>5</u> <u>  </u> FFYGrant:2006 PHAFY:7/01/06 -6/30/07		
Development Name/Number	MajorWorkCategorie s	Estimated Cost	Development Name/Number	MajorWorkCategories	EstimatedCost
	<u>DwellingStructures(1460)</u>			<u>SiteImprovements(1450)</u>	
GA115-1	Replacekitchencabinets andassociatedplumbing@ 22units	50,000.00	1	GA115- <b>Repair/Resurface parkingarea</b>	18,000.00
	SubtotalGA115 -1	<b>50,000.00</b>		SubtotalGA115 -1	<b>18,000.00</b>
	<u>DwellingStructures(1460)</u>			<u>SiteImprovements(1450)</u>	
GA115-4	Replacekitchencabinets andassociatedplumbing@ 37units	87,624.00	GA115-2	<b>Repair/Resurface parkingarea</b>	50,000.00
	SubtotalGA115 -4	<b>87,624.00</b>		SubtotalGA115 -2	<b>50,000.00</b>
HA Wide	Operations(1406)			<u>SiteImprovements(1450)</u>	
	PHOperations	14,016.00	4	GA115- <b>Repair/Resurface parkingarea</b>	65,624.00
	SubtotalHAWide	<b>14,016.00</b>		SubtotalGA115 -4	<b>65,624.00</b>
			HA Wide	Operations(1406)	
				PHOperations	18,016.00
				SubtotalHAWide	<b>18,016.00</b>

TotalCFPEstimatedCost	\$151,640.00			\$151,640.00

## AttachmentD

### HousingAuthorityoftheCityofClayton

FiscalYear2002AgencyPlan

#### RequiredAttachment:ResidentMemberonthePHAGoverningBoard

1. ☐ Yes ☒ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- ☐ Elected  
☐ Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis  
☒ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.  
☐ Other (explain):

B. Date of next term expiration of a governing board member: 05/17/02

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor Danny Gillespie

## **AttachmentE**

### **HousingAuthorityoftheCityofClayton**

#### **FiscalYear2002AgencyPlan**

***RequiredAttachment:MembershipoftheResidentAdvisoryBoardorBoards***

- i. ListmembersoftheResidentAdvisoryBoardorBoards:(Ifthelistwouldbeunreasonablylong,list organizationsrepresentedorotherwiseprovideadescriptionsufficienttoidentifyhowmembersarechosen.)

BradHuber,DunlapDevelopment  
LeslieJoiner,DunlapDevelopment  
KenInslee,ShadysideDevelopment  
FredaDunham,Shadyside Development  
KellyBrock,DuckettApartments

## AttachmentF

### HousingAuthorityoftheCityofClayton

#### FiscalYear2002AgencyPlan

##### Component3,(6)DeconcentrationandIncomeMixing

- a. ☐ Yes ☒ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

The Housing Authority of the City of Clayton is exempt. It owns and operates less than 100 units of public housing

- b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

## AttachmentG

### Housing Authority of the City of Clayton

#### Fiscal Year 2002 Agency Plan

#### **Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments**

As stated in Notice PIH 2001 -26, beginning with Fiscal Year 2002, all PHAs must address the following questions about their Required Initial Assessments and include the following information as a required attachment to the PHA Plan:

- a. *How many of the PHA's developments are subject to the Required Initial Assessments?*

Three Developments

- b. **How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?**

None

- c. **How many assessments were conducted for the PHA's covered developments?**

Three assessments

- d. **Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:**

Development Name	Number of Units
None	None

- e. **If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:**

Assessments completed



It is the opinion of the Housing Authority that Conversion would adversely affect the availability of affordable housing in the community and would not benefit public housing residents by offering them more housing choices.



## AttachmentH

### AnnualStatement/PerformanceandEvaluationReport

### CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary

<b>PHAName: HousingAuthorityoftheCityof Clayton</b>		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: GA06P11550101 ReplacementHousingFactorGrantNo:		<b>FederalFYofGrant:</b> <b>2001</b>	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno: 1) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 12/31/01 <input type="checkbox"/> FinalPerformanceandEvaluati onReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds	16,000.00	-0-	-0-	-0-
2	1406Operations				
3	1408ManagementImprovements	5,000.00	-0-	-0-	-0-
4	1410Administration	7,516.00	-0-	-0-	-0-
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	8,200.00	-0-	-0-	-0-
8	1440SiteAcquisition				
9	1450SiteImprovement	11,800.00	-0-	-0-	-0-
10	1460DwellingStructures	110,000.00	-0-	-0-	-0-
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency	2,500.00	-0-	-0-	-0-
21	AmountofAnnualGrant:(sumoflines2 —20)	161,016.00	-0-	-0-	-0-
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance	130,000.00	-0-	-0-	-0-
24	Amountofline21RelatedtoSecurity —SoftCosts				
25	AmountofLine21RelatedtoSecurity — HardCosts				
26	Amountofline21RelatedtoEnergyConservationMeasures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority of the City of Clayton		Grant Type and Number Capital Fund Program Grant No: GA06P11550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406						
	Public Housing Operations		Lump Sum	16,000.00	-0-	-0-	-0-	
	Subtotal Acct 1406			16,000.00	-0-	-0-	-0-	In progress
HA Wide	Management Improvements	1408						
	Training and Computer Software		Lump Sum	5,000.00	-0-	-0-	-0-	
	Subtotal Acct 1408			5,000.00	-0-	-0-	-0-	In progress
HA Wide	Administration	1410						
	Salaries, Clerk of the Works & misc for implementing Modernization work		Lump Sum	7,516.00	-0-	-0-	-0-	
	Subtotal Acct 1410			7,516.00	-0-	-0-	-0-	Planning
HA Wide	Fees and Costs	1430						
	A&E Fees; reimbursable costs		Lump Sum	8,200.00	-0-	-0-	-0-	
	Subtotal Acct 1430			8,200.00	-0-	-0-	-0-	In progress

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority of the City of Clayton		Grant Type and Number Capital Fund Program Grant No: GA06P11550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA11 5-1	Site Improvements	1450						
	Provide wheelchair ramps, handrails, concrete clothesline pads, & all items necessary to comply with 504 standards		3	11,800.00	-0-	-0-	-0-	
	Subtotal Acct 1450			11,800.00	-0-	-0-	-0-	Planning
GA11 5-1	Dwelling Structures	1460						
	Convert two 4 -BR dwelling units into two 2 -BR handicap units and one 1 -BR handicap unit complying with all applicable 504 and UFAS standards		3 units	110,000.00	-0-	-0-	-0-	
	Subtotal Acct 1460			110,000.00	-0-	-0-	-0-	Planning
	Grand Total			161,016.00	-0-	-0-	-0-	

## Part III: Implementation Schedule

[illegible]